

# State-of-the-Art Cannabis Cultivatio...

42144 E 8th St, Lancaster, CA 93535



**Price: \$7,777,000**

# State-of-the-Art Cannabis Cultivation Facility

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For Sale: State-of-the-Art Commercial Warehouse and Cannabis Cultivation Facility

Location: 42144 8th Street East, Lancaster, CA

Building Size: 18,138 sq ft

Lot Size: 42,458 sq ft

Property Overview:

Seize the opportunity to own a fully equipped and licensed state-of-the-art cannabis cultivation facility located in the thriving business district of Lancaster, California. This commercial warehouse offers a vast space of 18,138 square feet on a generous 42,458 square foot lot, perfectly designed for large-scale operations.

Facility Highlights:

Cultivation Capabilities: Featuring seven blooming rooms, two drying rooms, one cloning room, ample storage areas, and additional spaces tailored for optimal growth and processing.



**Houmehr Panoussi**

[panoussi.lba@gmail.com](mailto:panoussi.lba@gmail.com)

(661) 816-1141

**Liberty Business Advisors**

530 Commerce Ave, Suite D  
Palmdale, CA 93551



**Office Space:** Includes four spacious office rooms, a welcoming lobby area, and employee locker rooms, providing a professional and functional environment for administrative operations.

**Retail Potential:** The seller is in the process of obtaining a Cannabis Retail Dispensary license, presenting the potential to open a retail store directly on-site, further enhancing revenue streams and business opportunities.

**Financial Offer:**

The seller offers a unique financing option with owner carry terms, requiring a \$3 million down payment. The balance can be financed at a low and attractive interest rate of 6%, amortized over 25 years with the full amount due in 10 years. This flexible financing arrangement presents an excellent investment opportunity for both experienced cultivators and newcomers in the cannabis industry.

**Why Invest Here?**

**Fully Licensed and Ready:** Step into a turnkey facility with all necessary licenses and equipment, minimizing setup time and maximizing productivity.

**Strategic Location:** Located in Lancaster, CA, an area known for its supportive business environment and growing cannabis market.

**Expansion Potential:** With ongoing efforts to secure a retail dispensary license, the property is poised for significant growth and diversification in operations.

**Contact Information:**

To learn more about this exceptional property and to schedule a tour, please contact us directly. Note that a Non-Disclosure Agreement (NDA) and proof of funds are required prior to the release of further detailed information.

Don't miss out on this unparalleled opportunity to enter or expand within the lucrative cannabis industry. Contact us today to take the next step towards securing this premium commercial cultivation facility.

For further inquiries and to arrange a viewing, please contact:

Liberty Business Advisors  
Houmehr Mike Panoussi  
661-8161141  
PANOUSSI.LBA@GMAIL.COM

Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified. Financing terms are subject to change based on buyer qualification.

Free Standing Building

Parking

High Ceiling

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## Property Photos



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## Property Photos



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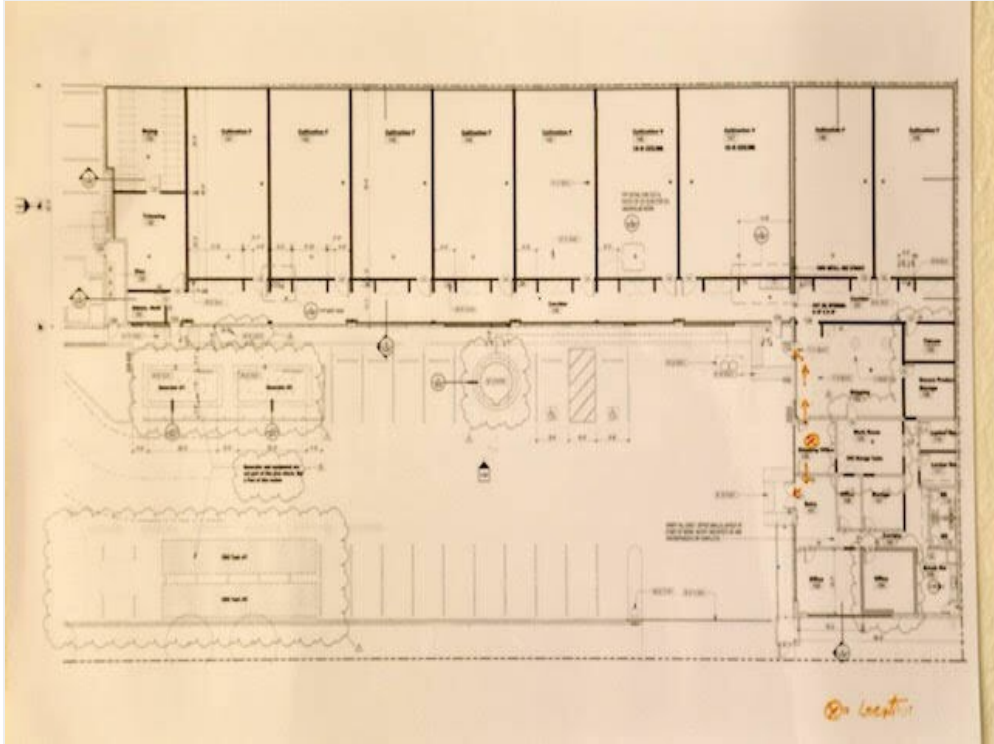


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## Property Photos



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## Property Photos



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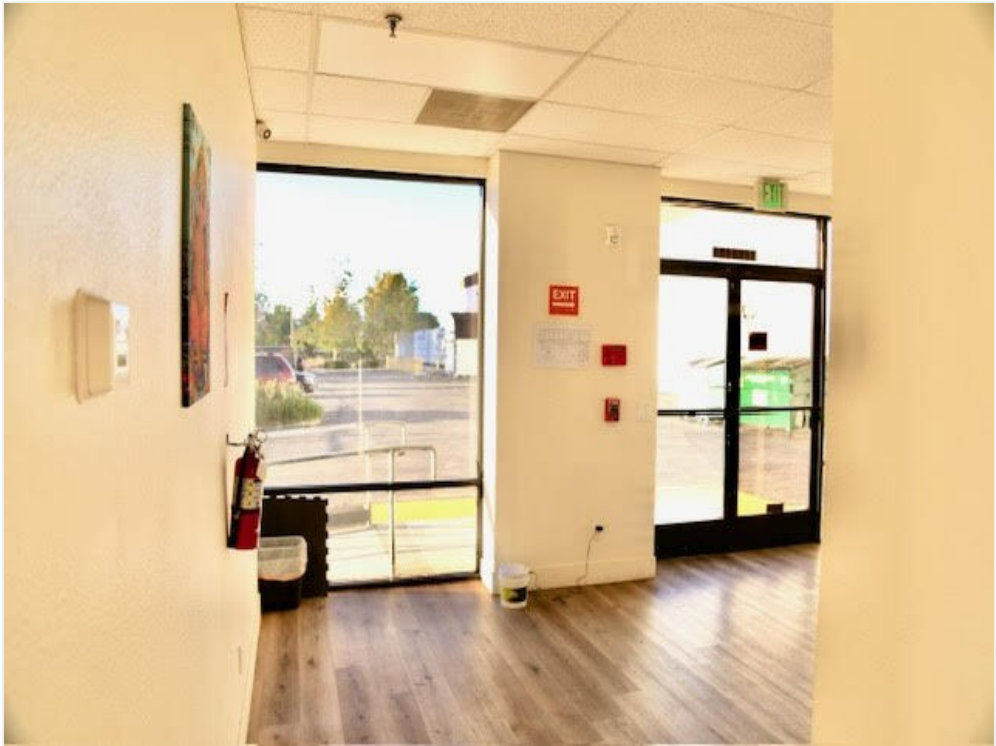
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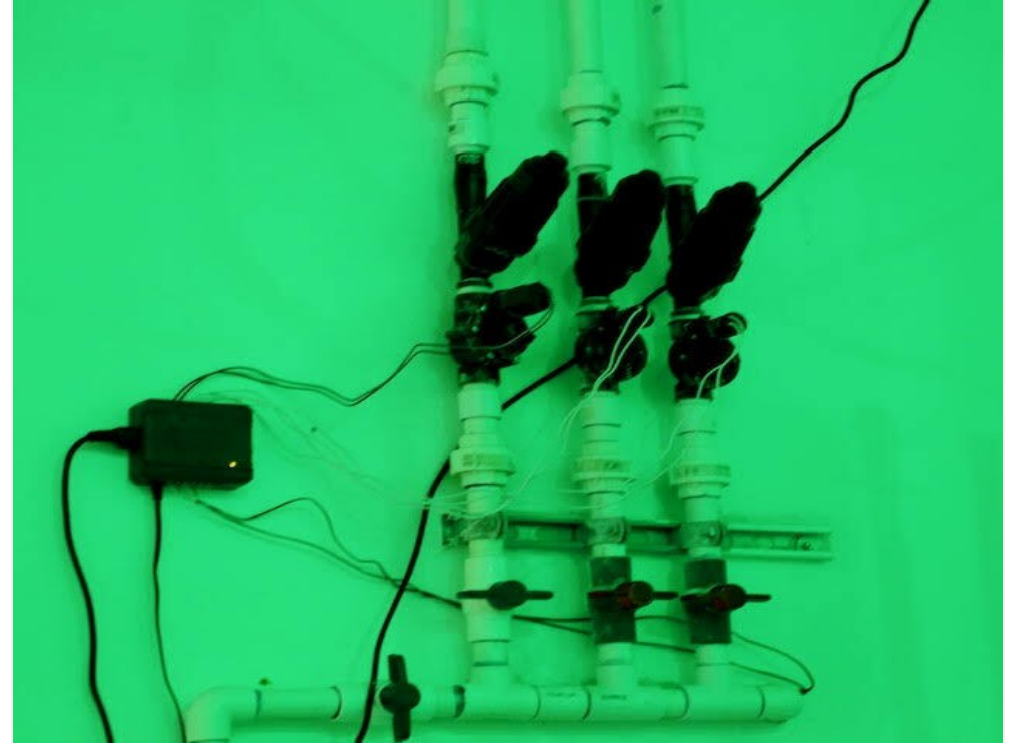
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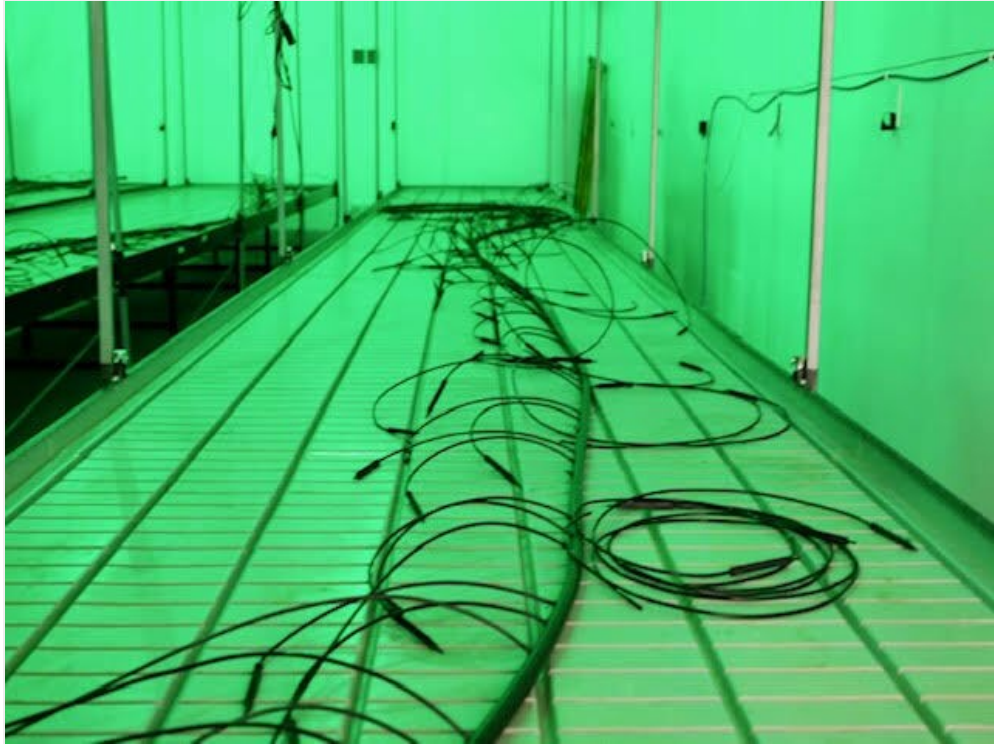
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## Property Photos



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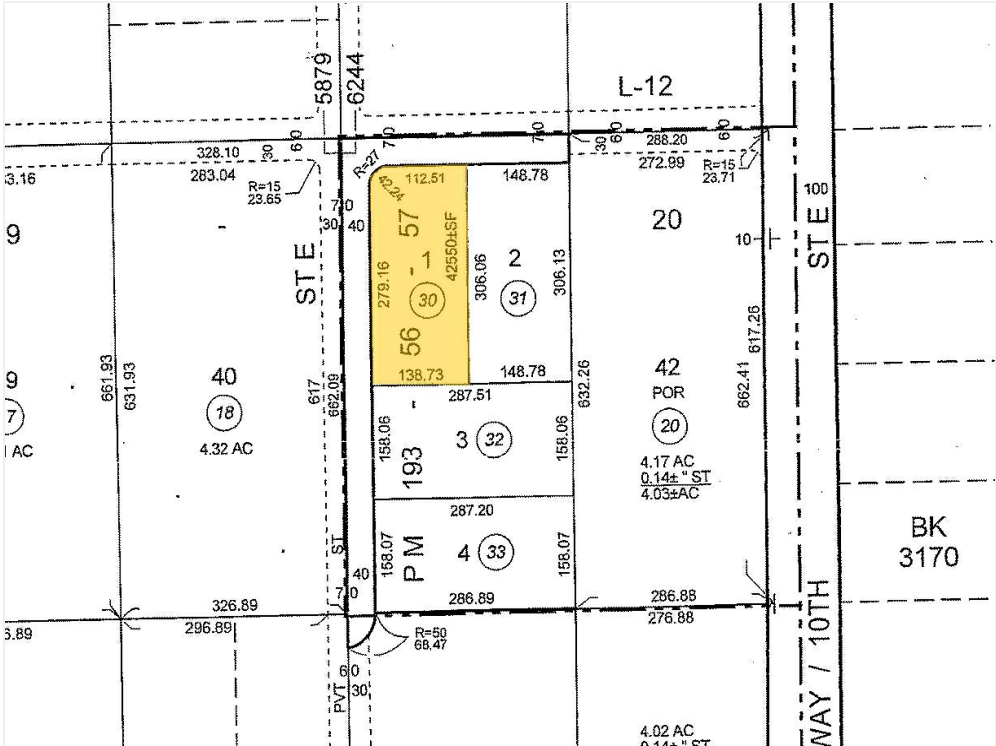


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## Property Photos



Plat Map



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## Location

